

Knowle Lane, Cranleigh, Surrey

Asking Price: £270,000

Gascoigne-Pees



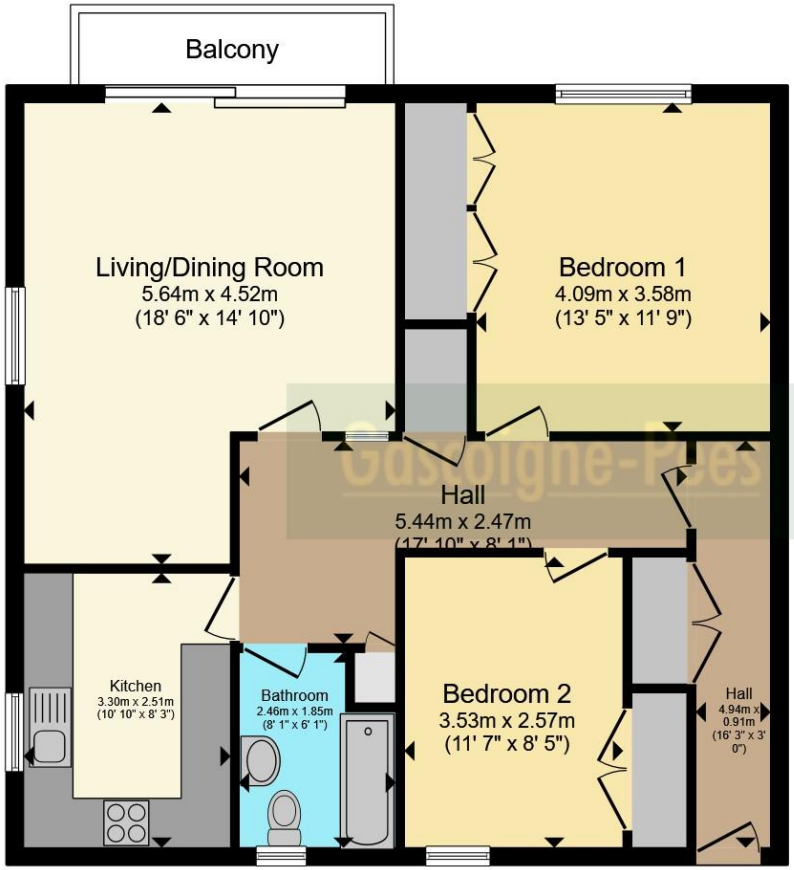




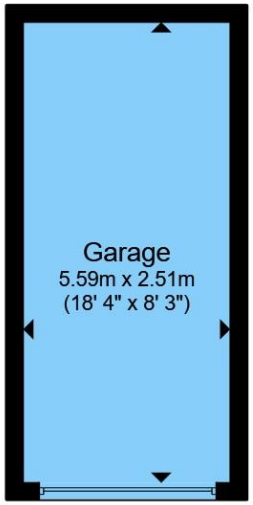
A spacious two bedroom flat set in stunning communal grounds in the popular village of Cranleigh.

The property set in stunning communal grounds and located in the village of Cranleigh offering both primary and secondary schools as well as Cranleigh School. Cranleigh high street is only moments away providing a wide range of restaurants, public houses and supermarkets. Guildford is within easy reach which provides more extensive shopping.

A two bedroom, first floor flat offering spacious accommodation and well-presented throughout. The accommodation comprises a generous entrance hall leading to a large living/dining room with balcony overlooking the communal gardens. There is a modern, fully fitted kitchen, two double bedrooms and bathroom. The property benefits from extensive and well-kept communal gardens, resident parking and a garage. The property is offered to the market with no onward chain.



Floor Plan



Garage

Total floor area 96.1 m² (1,034 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£1,400**

Years Left on Lease: **949**

Ground Rent: **£1**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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